



Manor Way, Ruislip, HA4 8HW  
£750,000







gibsonhoney

A lovely three bedroom extended detached home situated in this popular and pleasant road, conveniently located for both Ruislip and Ruislip Manor's bustling High Streets as well as their transport links (Metropolitan & Piccadilly Lines). Boasting bright and spacious rooms throughout, this fabulous property comprises; spacious entrance hall, through lounge/diner, newly fitted kitchen breakfast room, downstairs cloak room, three good sized bedrooms and modern family bathroom suite. Further benefits include gas central heating, double glazing, utility room, private rear garden, and off street parking. The property is also ideally situated for a selection of highly regarded schools such as Bishop Ramsey and Warrender. For the motorist, the A40 and M25 are within striking distance offering swift and easy access to both Central London and the Home Counties.





### ENTRANCE HALL

Side aspect double glazed frosted window, picture rail, double radiator, stairs to first floor landing, under stair storage cupboard housing meters, storage cupboard, doors to:

### THROUGH LOUNGE/DINER

Front aspect double glazed bay window, double radiator x 2, fitted storage shelving units, feature fire place, coved ceiling leading to:

### KITCHEN/BREAKFAST ROOM

Side aspect double glazed frosted window, rear aspect double glazed windows, rear aspect double glazed sliding door to rear garden, laminate effect flooring, part tiled walls, a range of base and eye level units, integrated oven with four induction hob rings, space for dishwasher, door to downstairs cloakroom, leading to:

### UTILITY ROOM

Side aspect double glazed frosted window, laminate effect flooring,

electric radiator, base and eye level units, cupboard housing boiler, space for a range of appliances including: washing machine, tumble dryer, fridge freezer and mini freezer.

### DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, laminate effect flooring, wall mounted wash hand basin, low level wc, heated towel rail.

### FIRST FLOOR LANDING

Side aspect double glazed frosted window, picture rail, hatch to loft space, doors to:

### BEDROOM ONE

Front aspect double glazed frosted window, double radiator, built in wardrobes, picture rail.

### BEDROOM TWO

Rear aspect double glazed window, double radiator, built in wardrobe.

### BEDROOM THREE

Front aspect double glazed window, picture rail, double radiator.

### BATHROOM

Rear aspect double glazed frosted window, tiled flooring, tiled walls, panel enclosed bath with power shower attachment and mixer taps,

vanity unit incorporating wash hand basin, low level wc, storage cupboard housing tank, heated towel rail.

### FRONT

Off street parking, mainly laid to lawn.

### REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, garden shed x 2, side access.

### COUNCIL TAX

London Borough of Hillingdon - Band F - £2,692.30

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

### DISTANCE TO STATIONS

Ruislip Manor (0.2 Miles) - Metropolitan/Piccadilly  
Ruislip (0.3 miles) - Metropolitan/Piccadilly  
West Ruislip (0.9 miles) - Central/Chiltern



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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